

GENERAL NOTES

- It shall be the responsibility of the contractor to clear the right of way in accordance with the provisions of law as it affects each utility including irrigation lines and appurtenances and at no cost to the City.
- Construction shall be in accordance with the City of Riverside Dept. of Public Works, Standard Drawings, Std. Dwg. No. 10, and the Standard Specifications for Public Works Construction, Current Edition.
- Trim edge of existing pavement where new pavement joins to a smooth, straight line. Construct match-up paving as shown on plan and overlay paving as directed in the field to produce a smooth section.
- The contractor shall coordinate trenching for cable television with other trenching within the development.
- Final striping for traffic control and/or pavement marking to be the responsibility of the developer.
- All flagged elevations shall be staked in the field by the private engineer.
- The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the work hereon. In the event of discrepancies arising during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the City.
- The developer shall be responsible for preserving or re-establishing and referencing survey monuments destroyed, disturbed or buried as a result of construction shown hereon.
- On all areas within public right of way where the fill is one (1) foot or greater, a letter will be required from the soils engineer, certifying the compaction of the fill below subgrade, prior to issuance of the Construction Permit/Cut Sheets.
- All traffic signs shall be installed prior to opening the streets to traffic.
- See "Street Lighting Plans" for quantity and location of required street lights.
- Notice to contractor. The existence and location of any underground utility pipes or structures shown on these plans were obtained by a search of the available records. To the best of our knowledge there are no existing utilities except as shown on these plans. The contractor is required to take precautionary measures to protect the utility lines shown and any other lines not of record or not shown on these plans.
- Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or engineer.
- Any traffic control striping obliterated and/or badly worn during construction shall be restored by the contractor within five days after notification from the City inspectors.
- The contractor shall call in a location request to Underground Service Alert (USA), Phone No. 1-800-227-2600, two working days before digging. No construction permit will be issued by the Public Works Department involving excavation for underground facilities unless the applicant has been provided an inquiry identification number by U.S.A.
- Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
- The developer shall give MMWD five (5) working days written notice prior to the start of construction and to allow MMWD ten (10) working days for completion of work. Phone: (909) 780-4170.
- In pavement overlay areas, distressed existing pavement shall be removed and replaced as directed by the inspector prior to overlaying with A.C. paving.
- See approved Traffic Signal Plans ~~XL-999~~ and approved Striping & Signing Plan ~~XL-999~~ for related work on Trautwein Road & Van Buren Blvd.

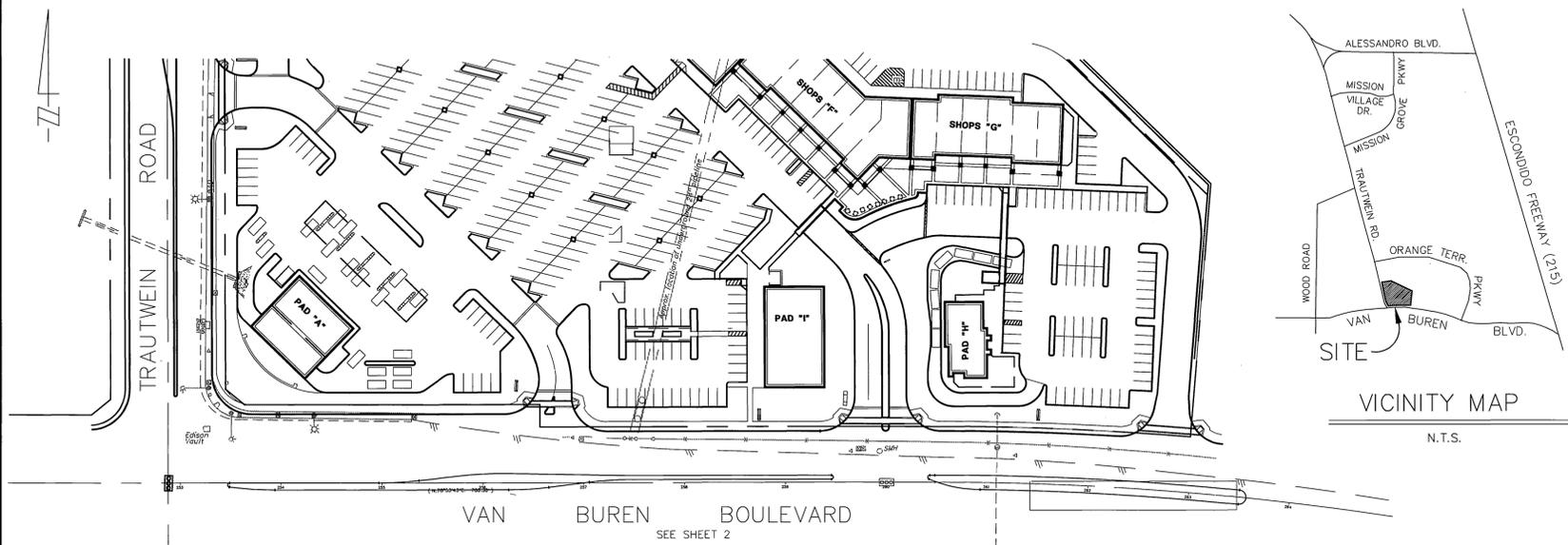
PARKS AND RECREATION NOTES

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICIES.
 - ALL STREET TREES SHALL BE PLANTED PRIOR TO OCCUPANCY.
 - THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
 - ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED, EXCEPT WHERE ADJACENT TO SINGLE FAMILY OR DUPLEX RESIDENTIAL USES.
- *NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.
- AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERAL HAVE BEEN MARKED, BUT PRIOR TO DIGGING PLANT PITS, ALL FINAL STREET TREE LOCATIONS ARE TO BE SPOTTED IN THE FIELD BY THE STREET TREE INSPECTOR;
 - WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES;
 - AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE;
 - AT END OF THE MAINTENANCE PERIOD, THE CONTRACTOR/DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT (714) 351-6126 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPERS BONDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE TREES PASS FINAL INSPECTION AND THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES;
- BOTH A STREET TREE RELOCATION/REMOVAL PERMIT AS ISSUED BY THE PARK AND RECREATION DEPARTMENT AND A STREET OPENING PERMIT AS ISSUED BY THE PUBLIC WORKS DEPARTMENT ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL EXISTING TREES WITHIN WHAT WILL ULTIMATELY BE THE PUBLIC RIGHT-OF-WAY PAVEMENT AREA, BACKFILL OF ALL HOLES MUST BE INSPECTED BY THE PUBLIC WORKS INSPECTOR FOR PROPER COMPACTION.
 - STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/COMMON NAME	SIZE	SPACING	REQUIRED
VAN BUREN BLVD	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	4' BTH	45'	11

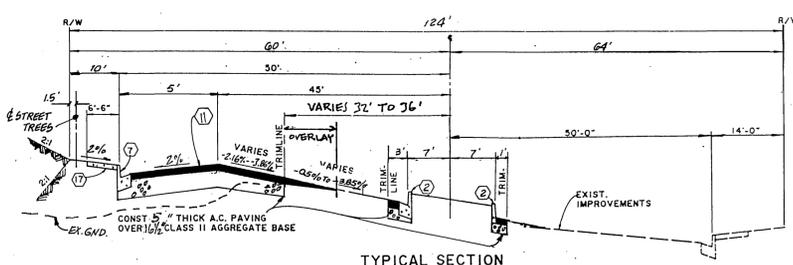
CONSTRUCTION NOTES

- CONSTRUCT 4 1/2" AC OVER 13 1/2" CLASS II AB (REF. R2971: 4" AC OVER 12" AB, T.I.=9.0)
- CONSTRUCT 8"(TYPE II) CURB ONLY PER CITY OF RIVERSIDE STD. DWG. NO. 200
- CONSTRUCT 8"(TYPE I) C&G ONLY PER CITY OF RIVERSIDE STD. DWG. NO. 200
- CONSTRUCT 6"(TYPE I) C&G PER CITY OF RIVERSIDE STD. DWG. NO. 200
- CONSTRUCT CURB SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
- CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 220 W=10'
- CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304
- TRIM LINE/SAWCUT REMOVE EXIST. PAVEMENT FOR SMOOTH JOIN.
- REMOVE AND RELOCATE ITEM PER PLAN.
- INSTALL 1"-6" PVC SCH 40 SLEEVE WITH NYLON ON PULL CORD AND INSTALL 1"-4" PVC SCH 40 SLEEVE WITH NYLON PULL CORD. TERMINATE ENDS IN BROOKS #3TL VALVE BOX OR CITY APPROVED EQUAL. PROTECT UTILITIES IN PLACE.
- FOG SEAL NORTH SIDE OF VAN BUREN TO PROVIDE UNIFORM FINISH PRIOR TO RESTRIPIING.



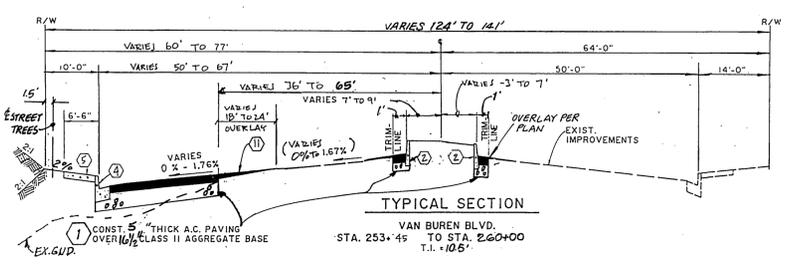
INDEX MAP
N.T.S.

NOTE: RE: TRAUTWEIN RD.
SEE CITY OF RIVERSIDE PLAN R-2971 SHT. 4, REVISED FOR MEDIAN REMOVAL & RECONSTRUCTION, AND ENTRANCE DRIVE CONSTRUCTION IN TRAUTWEIN RD.



TYPICAL SECTION
VAN BUREN BLVD.
STA. 260+00 TO STA. 267+50
T.I. = 106

STATION	EXISTING %	PROP. %	REMARKS
255 + 50	3.03%	4.20%	R & R from 53' Lt.
256 + 00	2.95%	2.94%	Overlay from 26.1' Lt.
256 + 50	2.72%	2.56%	Overlay from 24.9' Lt.
257 + 00	2.60%	3.20%	Join at 49.8' Lt.
257 + 50	3.02%	1.97%	Overlay from 23.6' Lt., trim @ 44' Lt.
258 + 00	4.05%	1.80%	Overlay from 22.0' Lt., trim @ 41' Lt.
258 + 50	3.08%	1.65%	Overlay from 21.5' Lt., trim @ 39' Lt.
259 + 00	2.90%	1.55%	Overlay from 19.6' Lt., trim @ 38' Lt.
259 + 50	-1.68%	0.40%	Overlay from 19.0' Lt.
260 + 00	-0.47%	-1.00%	Overlay from 32.4' Lt.
260 + 50	-1.80%	-0.72%	Overlay from 30.4' Lt.
261 + 00	-3.58%	-2.83%	Overlay from 28.8' Lt.
261 + 50	-3.64%	-2.83%	Overlay from 27.7' Lt.
262 + 00	-3.85%	-2.89%	Overlay from 27.0' Lt.
262 + 50	-3.36%	-2.52%	Overlay from 26.7' Lt.
263 + 00	-3.81%	-3.00%	Overlay from 26.4' Lt.
263 + 50	-3.56%	-2.40%	Overlay from 26.7' Lt.
264 + 00	-3.76%	-2.30%	Overlay from 26.8' Lt.
264 + 50	-3.57%	-1.61%	Overlay from 26.8' Lt.
265 + 00	-3.91%	-3.91%	Join Existing

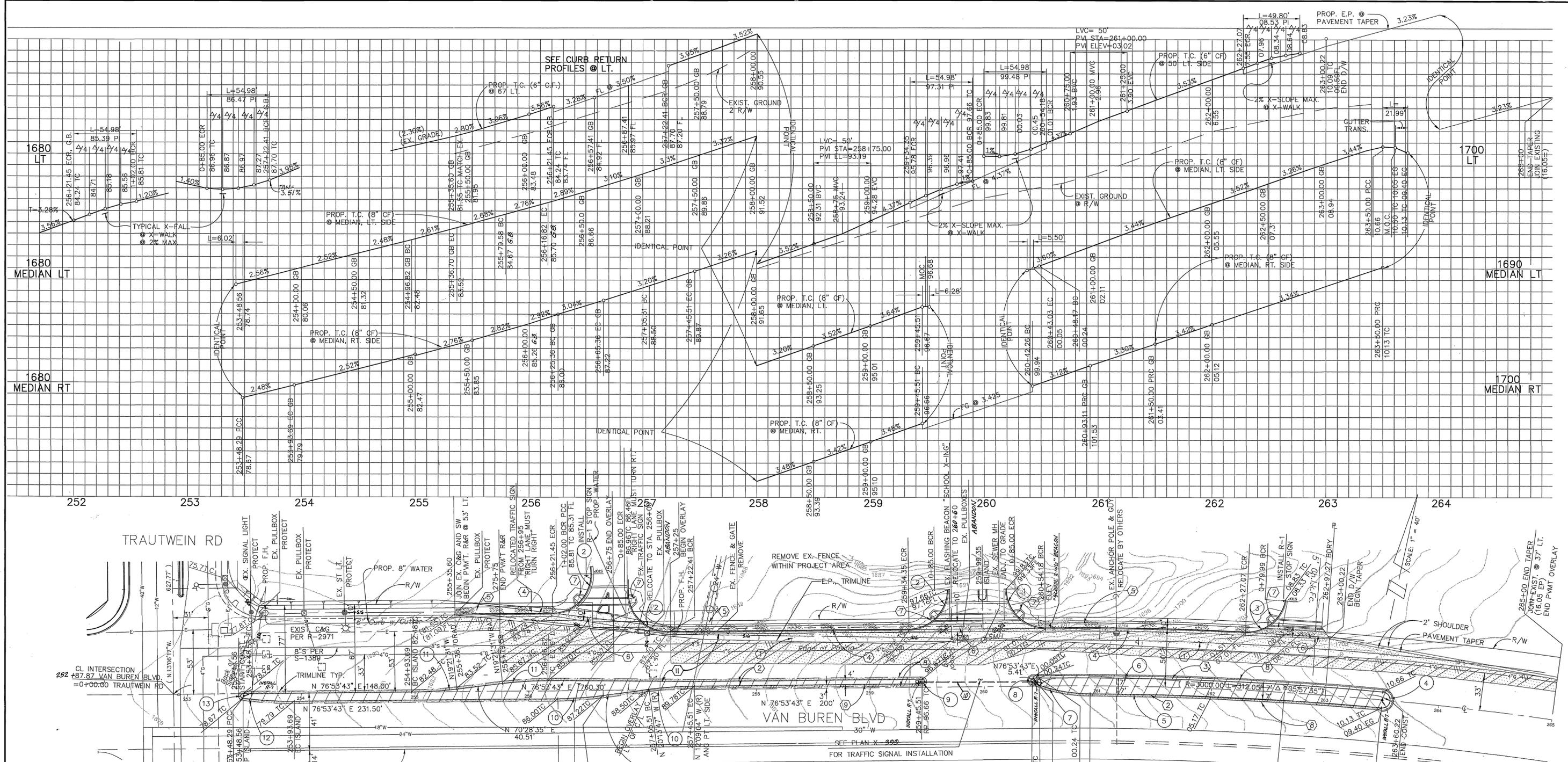


TYPICAL SECTION
VAN BUREN BLVD.
STA. 253+45 TO STA. 260+00
T.I. = 105

REVIEWED BY W.M.W.D.
FOR NON-INTERFERENCE COMPLIANCE ONLY
[Signature] 10/1/96
CIVIL ENGINEER RCE #46212

K:\95133\15\315501.DWG
PLOT DATE: 9-26-96

Underground Service Alert Call: TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG	PRIVATE ENGINEERING NOTE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.		PREPARED UNDER THE DIRECTION OF: <i>[Signature]</i> REGISTERED CIVIL ENGINEER NO. 17550 EXPIRATION DATE: 6-30-97 DATE: 10/1/96	J.F. DAVIDSON ASSOCIATES, INC. - CIVIL ENGINEERS - SURVEYORS - PLANNERS - 1777 ATLANTA ST., STE. C-5 RIVERSIDE, CA 92507 (909)686-6844 FAX 909-686-5954 27349 JEFFERSON ST. TEMECULA, CA 92390 (909)716-7770 FAX 909-699-1981 75-150 SHERY AVE. STE. D PALM DESERT, CA 92260 (619)346-2510 FAX (619)346-7772	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: <i>[Signature]</i> DATE: 10/1/96 PRINCIPAL ENGR. PARK DEPARTMENT TRAFFIC DIVISION DEP. P.W. DIRECTOR STREET SERVICES	PM 28353 STREET PLAN TITLE SHEET FOR: COURTNEY INDEXED 11/14/96 LHM	R-3452 SHEET 1 OF 2 FILE NO: 95133/15 PC 3895-S



SEE CURB RETURN PROFILES @ LT.

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT
1	89°53'00"	35.00	54.91	34.93
2	90°00'00"	35.00	54.98	35.00
3	81°31'49"	35.00	49.80	30.17
4	180°00'00"	7.00	21.99	
5	04°54'22"	2993.00	256.28	128.22
6	05°45'52"	3007.00	302.53	151.39
7	21°38'26"	138.00	52.12	26.38
8	157°30'04"	2.00	5.50	10.06
9	180°00'00"	2.00	6.28	
10	07°07'30"	322.50	40.10	20.08
11	06°25'08"	356.68	39.96	20.00
12	07°32'21"	343.00	45.13	22.60
13	172°24'19"	2.00	6.02	30.13

LEGEND

	PAVEMENT REMOVAL
	OVERLAY
	NEW PAVEMENT
G	GAS
E	ELEC
SIG	TRAFFIC SIGNAL
W	WATER
S	SEWER

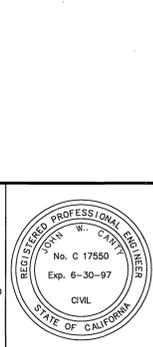
NOTE: SEE APPROVED TRAFFIC SIGNAL PLANS X-395 & X-399 FOR DISPOSITION OF EXISTING SIGNAL CONDUITS AND DETECTOR LOOPS.

CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND
PUBLIC UTILITIES, ELECTRIC
William F. Manned 10-2-96
APPROVED BY DATE

SO. CA. GAS CO.
Joseph G. Tavel 10-2-96
APPROVED BY DATE

PRIVATE ENGINEERING NOTE

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PREPARED UNDER THE DIRECTION OF:
J.F. Davidson
REGISTERED CIVIL ENGINEER NO. 12550
EXPIRATION DATE: 6-30-97 DATE: 10/1/96

J.F. DAVIDSON ASSOCIATES, INC.
- CIVIL ENGINEERS - SURVEYORS - PLANNERS -
1777 ATLANTA ST., STE. G-5 RIVERSIDE, CA 92507 (909) 939-0844 FAX 909-699-9554
27349 JEFFERSON ST. TEMECULA, CA 92290 (909) 792-7710 FAX 909-699-1981
75-150 SHERYL AVE. STE. D PALM DESERT, CA 92260 (913) 346-2310 FAX (913) 346-7772

CITY OF RIV. BUSINESS TAX ACCT. NO. 4994 EXP. DATE 12-30-96
SCALE: 1"=40'
BENCH MARK: B.M. V.B. 10-64, 0.6 MILES E. ON VAN BUREN FROM INT. WOOD RD. 205' W. OF CL @ N.E. SIDE OF GRANITE BOULDER, TOP OF 3'X 15'X 18' GRANITE BOULDER
DATE: MAY 1996

MARK REVISIONS APPR. DATE

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: E.B. DRAWN BY: N.S. CHECKED BY: J.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* DATE: 10/1/96
PRINCIPAL ENGR.
PARK DEPARTMENT: *[Signature]* DATE: 10/1/96
TRAFFIC DIVISION: *[Signature]* DATE: 10/1/96
DEP. P.W. DIRECTOR: *[Signature]* DATE: 10/1/96
STREET SERVICES

REVIEWED BY: W.M.W.D. FOR NON-INTERFERENCE COMPLIANCE ONLY
[Signature] 10/1/96
CIVIL ENGINEER RCE #46212

PM 28353
STREET PLAN
VAN BUREN BOULEVARD
STA 252+87.87 TO 263+69
FOR: COURTNEY

R-3452
SHEET 2 of 2
FILE NO.: 9513315
PC 3895-S
INDEXED 11/14/96 LHT

K:\9513315\3315502.DWG
PLOT DATE: 9-6-96